

149 Royal Oak Bay NW Calgary, Alberta

MLS # A2338054



\$949,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,282 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: TV Brackets, Garage Fridge and Freezer, Shed, Built-In Garage Shelving, Trim Lighting, Built-In Bedroom Shelving

OPEN HOUSE - Sunday, September 13th from 1-3PM Welcome to 149 Royal Oak Bay NW, ideally situated on a QUIET CUL-DE-SAC in the established and highly desirable community of ROYAL OAK. Beautifully updated and thoughtfully maintained, this move-in-ready home offers a functional, family-friendly layout, contemporary finishes, and an exceptional location—LESS THAN A FIVE-MINUTE WALK TO BOTH ELEMENTARY AND MIDDLE SCHOOLS. An impressive list of improvements includes a NEW KITCHEN AND APPLIANCES, NEW CARPET, FRESH PAINT, TRIM LIGHTING, BUILT-IN BEDROOM SHELVING, A RE-TILED FIREPLACE, and a FULLY RENOVATED ENSUITE COMPLETED IN 2024. Step inside to a bright and welcoming interior where fresh paint and updated finishes create a clean, modern feel. The gourmet kitchen serves as the heart of the home, offering stylish finishes, excellent storage, and chef-inspired appliances while connecting seamlessly with the surrounding living and dining spaces. The living room provides a comfortable gathering place anchored by a beautiful statement fireplace, creating a warm and contemporary focal point. NEW CARPET adds comfort throughout and complements the home's refreshed interior. Upstairs, the bedrooms provide comfortable private retreats, with BUILT-IN BEDROOM SHELVING offering additional storage and organization. The primary suite is complemented by a spa-like FULLY RENOVATED ENSUITE, delivering a fresh and modern space designed for everyday comfort. Outside, TRIM LIGHTING adds year-round ambiance and makes it easy to customize the home's exterior for holidays, celebrations, or everyday evening lighting. Combined with the extensive interior improvements and peaceful cul-de-sac setting, this thoughtful feature adds another level of

convenience and appeal to this well-maintained property. Living in ROYAL OAK means enjoying an established northwest Calgary community surrounded by parks, pathways, schools, shopping, restaurants, recreation, and everyday amenities. Convenient access to major routes makes commuting throughout Calgary easy while providing a quick connection west toward the mountains. With its extensive updates, family-friendly layout, WALKABLE SCHOOL LOCATION, and desirable cul-de-sac setting, 149 Royal Oak Bay NW is a wonderful opportunity to enjoy a move-in-ready home in one of northwest Calgary's most convenient communities!